

South Carolina Department of Health and Environmental Control  
Office of Ocean and Coastal Resource Management  
104 Parker Drive  
Beaufort, South Carolina 29906

**November 19, 2013**  
**Permit Application Public Notice**

***Sea Pines Resort LLC, OCRM-13-317-W***

The Department has received an application for a permit for the alteration of a critical area. The application was submitted pursuant to the Coastal Zone Management Act (Act 123) of 1977 South Carolina General Assembly. The application in brief, is described as follows:

- Location:** On and adjacent to a golf course lagoon at Lighthouse Road., Sea Pines Plantation, Hilton Head Island, Beaufort County, South Carolina. TMS: R550 017 00A 0106 0000.
- Work:** The work as proposed consists of constructing an erosion control device. Specifically, the applicant seeks to build a 20 - 24" high x 2600' timber bulkhead along the inside of a golf course lagoon. The work as described is for erosion control.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by the Department can be based. Comments concerning the proposed work must be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

Comments regarding this application must be received by the Department on or before **December 4, 2013**. For more information, please contact:  
**Paul Wojoski** at 843-846-9400 or via email at [wojoskpa@dhec.sc.gov](mailto:wojoskpa@dhec.sc.gov).

**Note:** Plans depicting the proposed work are available and will be provided upon receipt of a written request or may be viewed on the Department website at [www.scdhec.gov/environment/ocrm/public\\_notice.htm](http://www.scdhec.gov/environment/ocrm/public_notice.htm)

18th FAIRWAY  
HERON POINT COURSE

TOP OF BANK  
EDGE OF LAGOON

THE EDGE OF WATER AS  
DHEC-OCRM CRITICAL LINE IS  
LOCATED ON 10/15/2013

LAGOON

TOP OF WATER ELEVATION = 2.7'  
(AS LOCATED ON 10/15/2013)

INSIDE FACE OF BULKHEAD  
TO BE PLACED ON  
DHEC-OCRM CRITICAL LINE  
SECTION "B" - 2060 L.F.

BEGIN SECTION "B"  
OF PROPOSED WOODEN  
BULKHEAD

1st FAIRWAY  
HERON POINT COURSE

END SECTION "A"  
OF PROPOSED WOODEN  
BULKHEAD

LAGOON

BEGIN SECTION "A"  
OF PROPOSED WOODEN  
BULKHEAD

INSIDE FACE OF BULKHEAD  
TO BE PLACED ON  
DHEC-OCRM CRITICAL LINE  
SECTION "A" - 540 L.F.

LENGTH OF PROPOSED WOODEN BULKHEAD:

SECTION "A" = 540 LINEAR FEET

SECTION "B" = 1260 LINEAR FEET

TOTAL LENGTH = 2800 LINEAR FEET TO BE PERMITTED

- 1) THE EDGE OF LAGOON IS THE DHEC-OCRM CRITICAL LINE AS LOCATED ON 10/14/2013 AND APPROVED AND SIGNED OFF BY PAUL WOJOSKI WITH COASTAL RESOURCES ON REFERENCE PLAT BELOW.

REFERENCE PLAT:

ASBUILT, TREE & TOPOGRAPHIC SURVEY OF THE  
SEA PINES PLANTATION CLUB, SEA PINES PLANTATION,  
DATED: 5/14/2012; LAST REVISED: 10/16/2013,  
BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.

PN# \_\_\_\_\_

ADDRESS: #4 LIGHTHOUSE ROAD  
HILTON HEAD ISLAND, SC 29928

TAX PARCEL I.D. NOs. R550-017-00A-0106-0000  
R550-018-000-0198-0000

PLAN VIEW OF

LAGOON AREA  
HOLES 1 & 18

HERON POINT GOLF COURSE  
SEA PINES PLANTATION

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: SEA PINES COMPANY

SCALE: 1" = 120'

DATE: 10/24/2013 JOB NO. SC96251C.2(a)



SURVEYING CONSULTANTS

17 Sheridan Park Circle, Suite 6, Bluffton, SC 29910  
SC Telephone: (843) 815-3304 FAX: (843) 815-3305  
GA Telephone: (912) 828-2775

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CAD: AJ

SHEET 2 OF 4

APPLICATION BY: SEA PINES COMPANY

ACTIVITY: Bulkhead

DATE: 10/23/2013

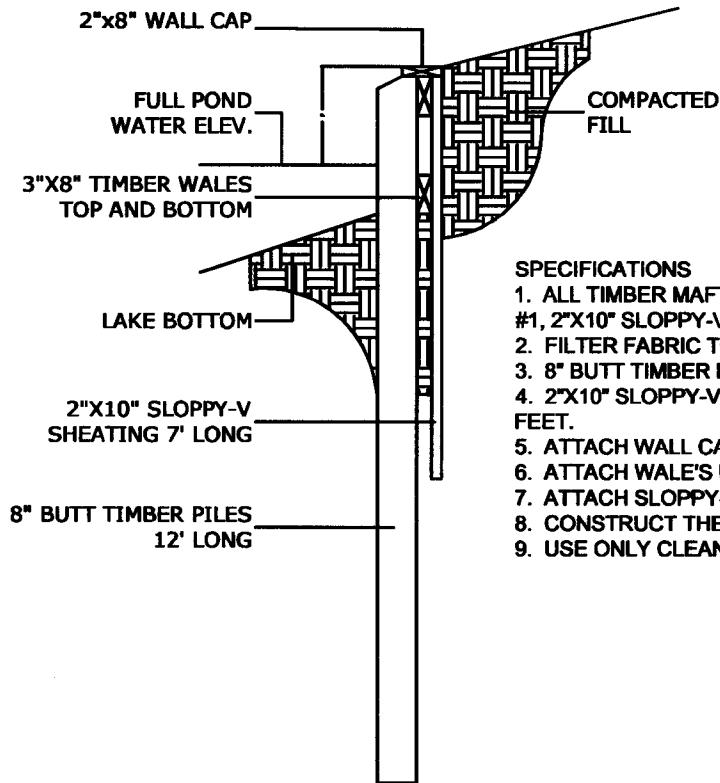
COUNTY: Beaufort

STATE: South Carolina

SCALE: 1" = 120'

DCRM-13-317-W





#### SPECIFICATIONS

1. ALL TIMBER MATERIAL TO BE TREATED TO 2.5 C.C.A., 3"X8" WALE'S TO BE #1, 2"X10" SLOPPY-V TO BE #2.
2. FILTER FABRIC TO BE MARFI 700 WOVEN FIBERGLASS.
3. 8" BUTT TIMBER PILES TO HAVE A MINIMUM EMBEDMENT OF FOUR FEET.
4. 2"X10" SLOPPY-V SHEATHING TO HAVE A MINIMUM, EMBEDMENT OF FOUR FEET.
5. ATTACH WALL CAP USING 20-D MAZE P.T.I. NAILS
6. ATTACH WALE'S USING 40-D MAZE P.T.I. NAILS.
7. ATTACH SLOPPY-V USING 16-D MAZE P.T.I. NAILS.
8. CONSTRUCT THE WALL LEANING LANDWARD 1/2" PER FT.
9. USE ONLY CLEAN SANDY BACK-FILL PROPERLY COMPACTED.

(NOT TO SCALE)

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R550-018-000-0198-0000

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DATED: 5/14/2012; LAST REVISED: 10/16/2013,  
BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.



## ELEVATION VIEW OF LAGOON AREA HOLES 1 & 18

## HERON POINT GOLF COURSE SEA PINES PLANTATION

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: **SEA PINES COMPANY**

SCALE: 1" = 120'

DATE: 10/24/2013 JOB NO. SC96251C.2(a)



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SHEET 3 OF 4

APPLICATION BY: SEA PINES COMPANY

ACTIVITY: Bulkhead

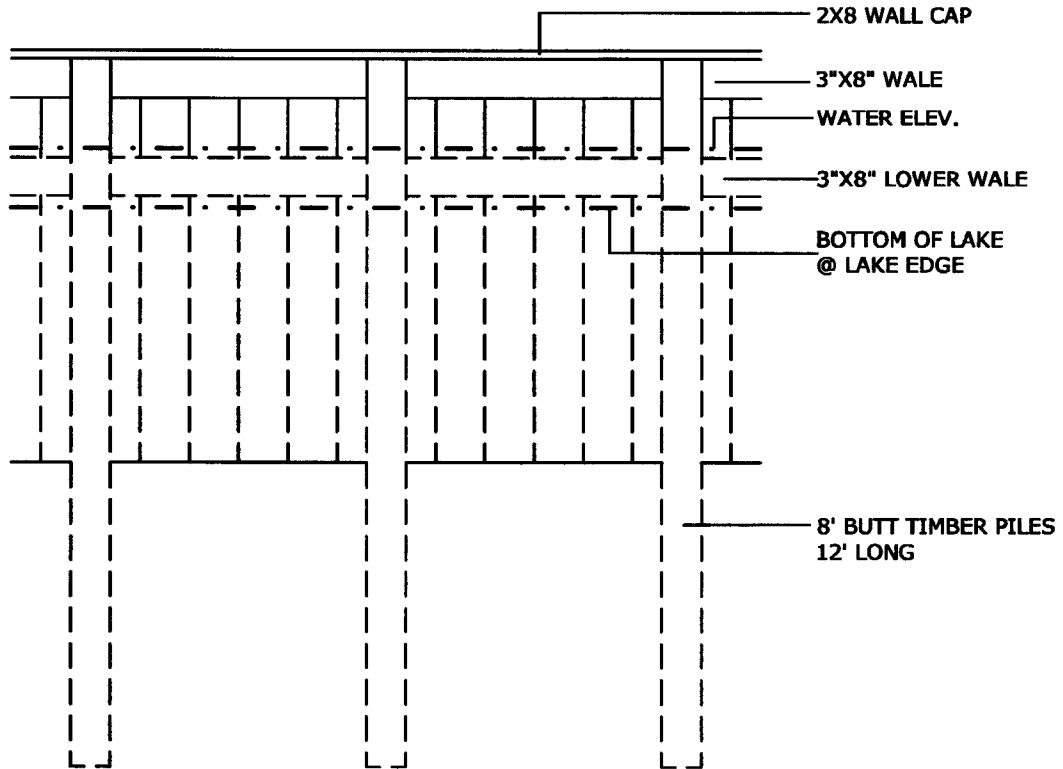
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OCRM-13-317-W



(NOT TO SCALE)

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TAX PARCEL I.D. NOs. R550-017-00A-0106-0000  
R550-018-000-0198-0000

FRONT VIEW OF

**LAGOON AREA**  
**HOLES 1 & 18**

**HERON POINT GOLF COURSE**  
**SEA PINES PLANTATION**

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

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**SHEET 4 OF 4**

APPLICATION BY: SEA PINES COMPANY

ACTIVITY: Bulkhead

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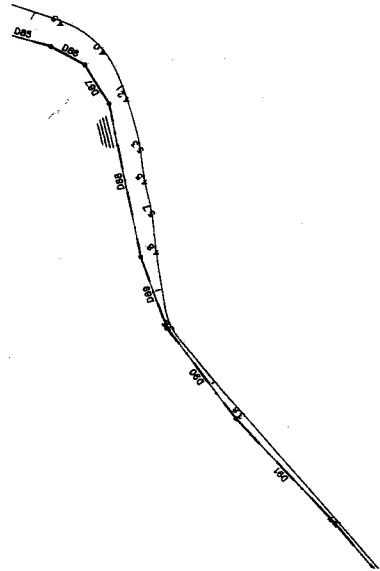
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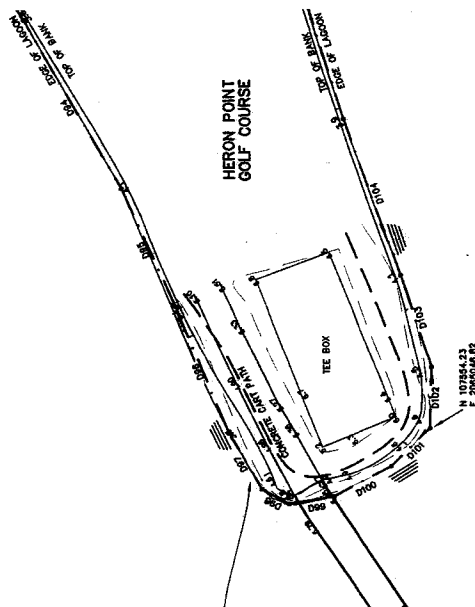
**OCRM-13-317-W**





1st FAIRWAY - HERON POINT COURSE

LAGOON  
TOP OF WATER ELEVATION = 2.7  
(AS LOCATED ON 10/15/2013)



HERON POINT  
GOLF COURSE

LAGOON  
TOP OF WATER ELEVATION = 2.7  
(AS LOCATED ON 10/15/2013)

CRITICAL LINE IS  
ON 10/15/2013

LAGOON

full plat in  
reord -

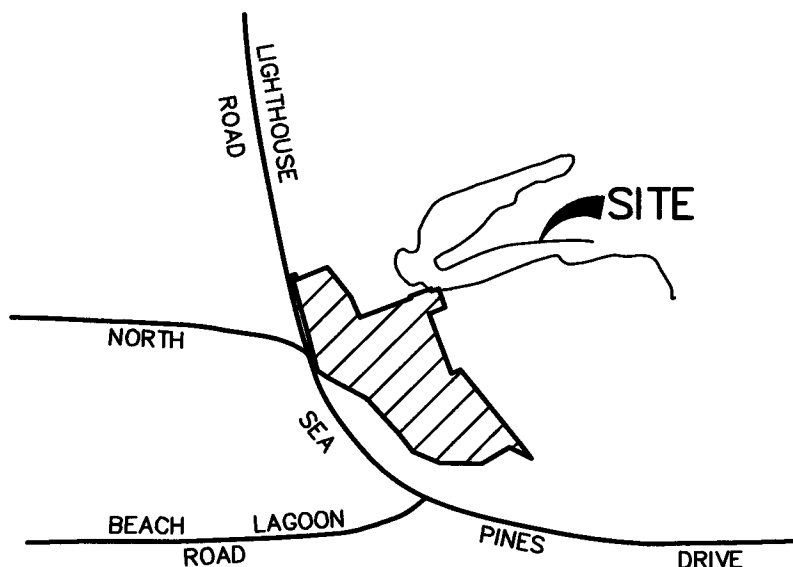
OC RM-13-317-W

Portion of plat  
for Sea Pines Plantation

IN WITNESS WHEREOF, THE DEPARTMENT OF CONSERVATION AND FORESTRY, ITS OFFICE OF LAND MANAGEMENT, HAS CAUSED THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES THE RIGHT TO ASSERT, IF FOUND, THAT ANY PART OF THE PLAT IS NOT A TRUE AND CORRECT REPRESENTATION OF THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

SIGNATURE: *Paul W. Jones* DATE: 10-16-13

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.



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VICINITY MAP OF  
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**HOLES 1 & 18**

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